



CITY OF NEW ORLEANS  
**BlightSTAT**

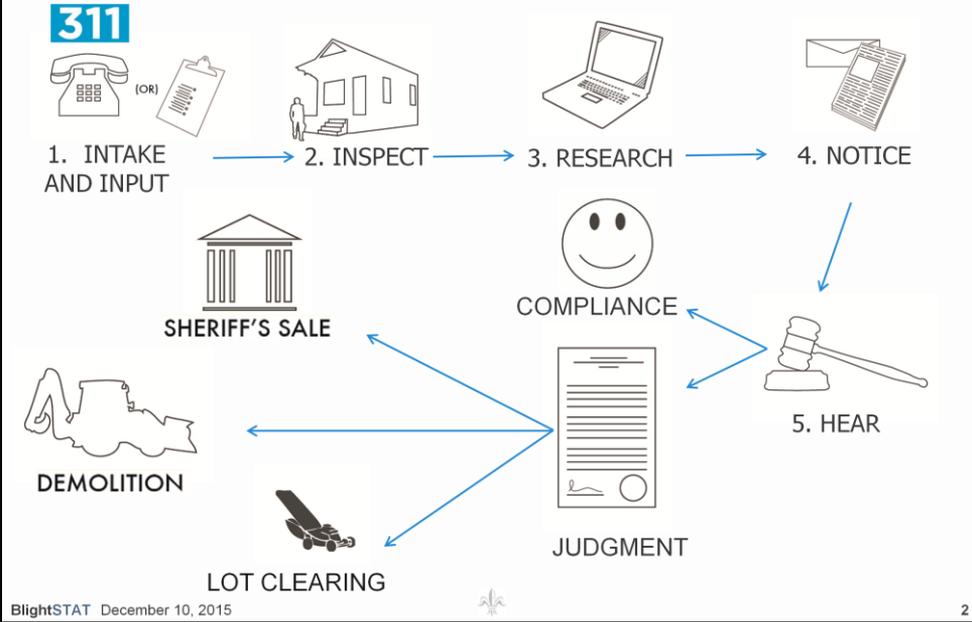
Reporting Period: November 2015

[www.nola.gov/opa](http://www.nola.gov/opa)



Office of Performance and Accountability

# Overview of the Blight Reduction Process



# Action Items

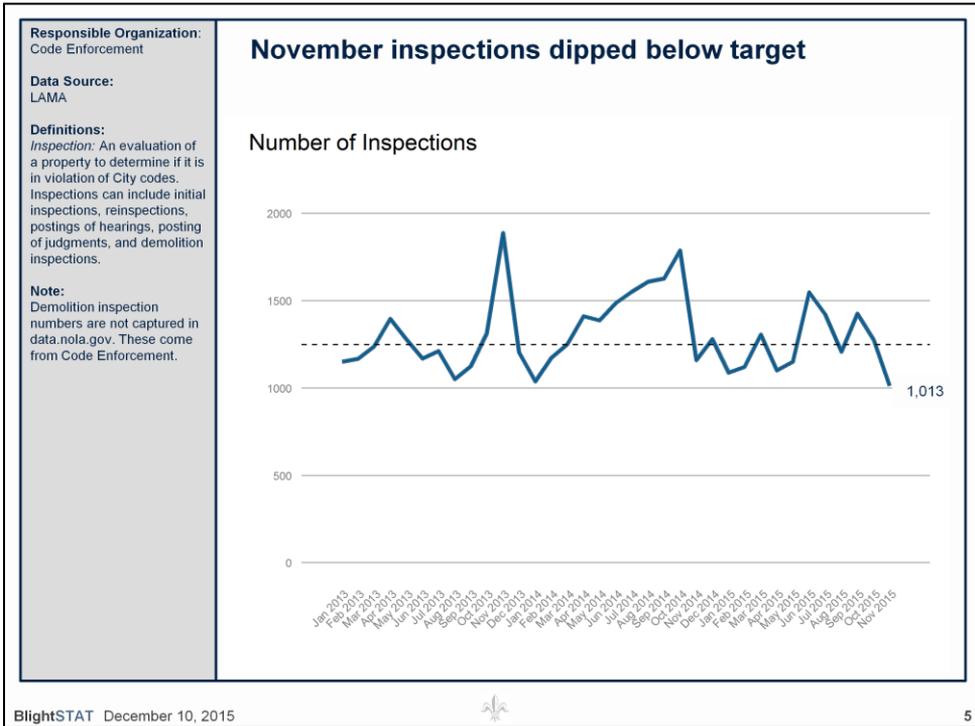
Assigned	Responsible	Action	Notes
1/8/2015	C. MacPhee	Work with inspectors on use of LAMA field tool	<ul style="list-style-type: none"> <li>Application still in testing phase</li> </ul>
7/9/2015	C. MacPhee S. Primeaux	Create interactive maps of commercial blight and Sheriff's sales to facilitate inter-agency collaboration	<ul style="list-style-type: none"> <li>Meeting held among Code Enforcement, GIS team, and OPA</li> </ul>
11/12/2015	C. MacPhee	Identify and implement protocol to correct parcel definition issues in LAMA	<ul style="list-style-type: none"> <li>Code Enforcement holding meetings with Assessor and GIS team</li> </ul>
11/12/2015	S. Primeaux S. Poche	Reframe abatement review backlog in terms of days since judgment, rather than by month of judgment	<ul style="list-style-type: none"> <li>Code Enforcement may need to determine average time between judgment and earliest possible abatement decision</li> </ul>
11/12/2015	C. Dyer	Complete procurement process for title research work	<ul style="list-style-type: none"> <li>Vendors have been qualified</li> </ul>





**INSPECT**





Inspectors have noted that there are very few cases in the queue.

Responsible Organization:  
Code Enforcement

Data Source:  
LAMA

**Definitions:**

**New Cases:**  
Any case that is opened after  
January 1<sup>st</sup>, 2013

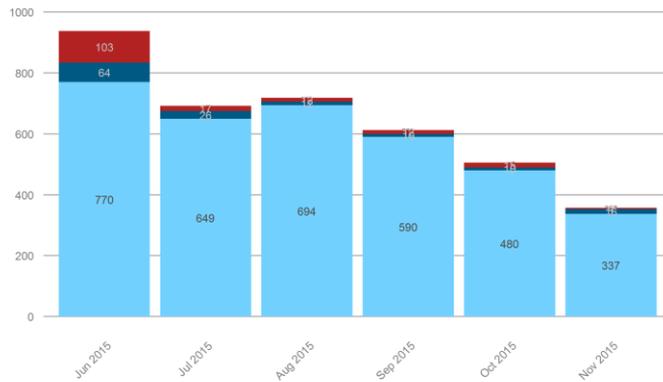
**New Initial Inspection:**  
An initial inspection on a new  
case. New initial inspections  
are a subset of the initial  
inspections shown on the  
previous slide

**Queue:** The list of all new  
cases awaiting inspection

## Virtually all inspections are now completed within 30 days

Age of Completed New Inspections

Less than 30 Days Old    30-90 Days Old    Greater than 90 Days Old



When viewed by month of case establishment, rather than month of initial inspection completion, all November inspections were completed within 30 days.

Responsible Organization:  
Code Enforcement

Data Source:  
LAMA

Definitions:  
New Cases:  
Any case that is opened after  
January 1<sup>st</sup>, 2013  
New Initial Inspection:  
An initial inspection on a new  
case. New initial inspections  
are a subset of the initial  
inspections shown on the  
previous slide  
Queue: The list of all new  
cases awaiting inspection

## The backlog of open cases has been pushed down to around zero

### Age of Open Cases

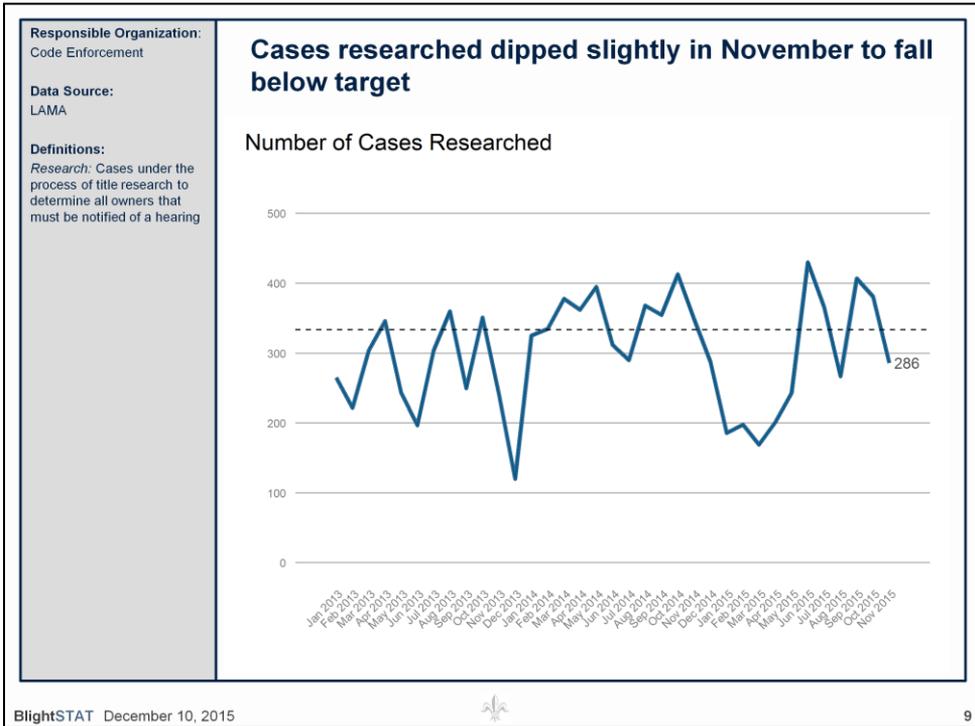
Less than 30 Days Old    30-90 Days Old    Greater than 90 Days Old





**HEAR**





Researchers are now pursuing more complex cases, which may have many owners with more common names.

**Responsible Organization:**  
Code Enforcement

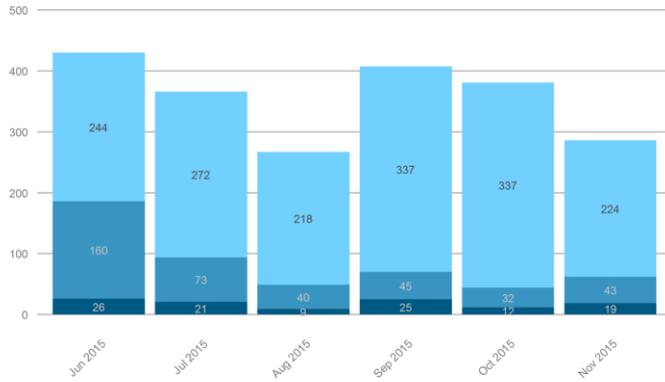
**Data Source:**  
LAMA

**Definitions:**  
*Research:* Cases under the process of title research to determine all owners that must be notified of a hearing

## Most cases researched during November were filed in 2015

Filing Year of Cases Researched

■ Opened before 2014 ■ Opened in 2014 ■ Opened in 2015



Responsible Organization:  
Code Enforcement

Data Source:  
LAMA

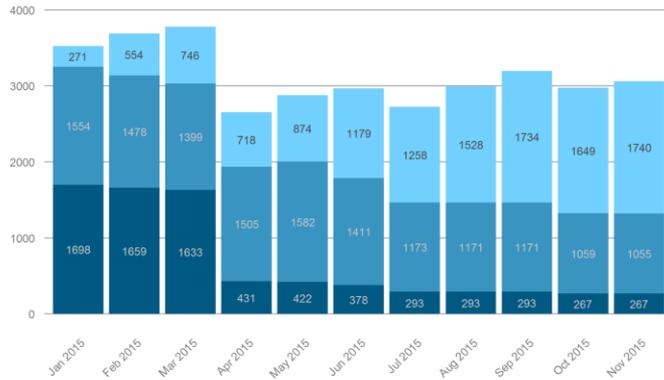
Definitions:  
*Research:* Cases under the process of title research to determine all owners that must be notified of a hearing

*Note:* The decrease from March to August is related to the closure of old cases with out of date inspections.

## The backlog of cases opened in 2015 increased during November

### Filing Year of Open Cases

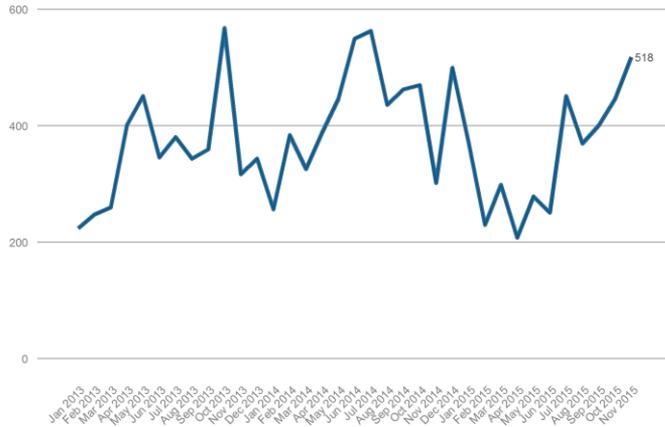
■ Opened before 2014 ■ Opened in 2014 ■ Opened in 2015



**Responsible Organization:**  
Code Enforcement  
**Data Source:**  
data.nola.gov  
**Definitions:**  
*Hearing:* A proceeding by an independent administrative hearings officer to determine whether or not a property is blighted.

## The number of initial hearings climbed significantly in November

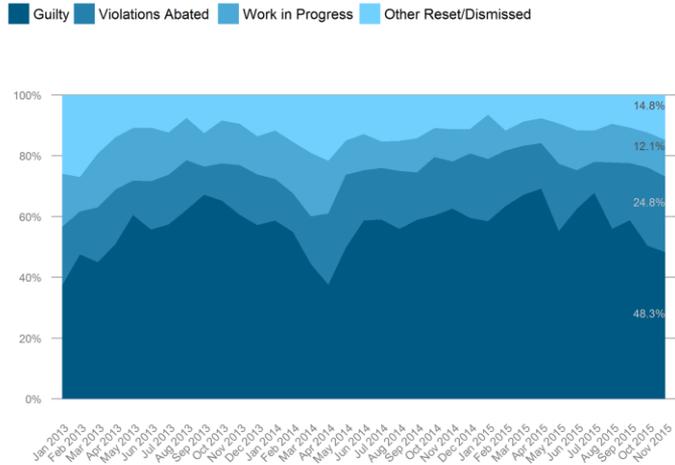
Number of Hearings



**Responsible Organization:**  
Code Enforcement  
**Data Source:** LAMA  
**Definitions:**  
*Guilty:* A hearing where the property is judged to be blighted  
*Violations Abated:* A hearing where the property is judged not to be blighted (though fines from previous violations may be levied). As of June 2014, judgments of "Dismissed Abated" are counted under Violations Abated.  
*Work in Progress:* A hearing where the property is not yet in compliance but the owner has proof that they are in the process of bringing it up to code  
*Insufficient Notice:* A hearing where Code Enforcement did not give the property owner the necessary amount of time before the hearing, leading to the case being reset  
*No Reinspection:* A hearing where Code Enforcement failed to inspect the property in sufficient time (five days), leading to the case being reset  
*Other Legal Issue:* Cases reset or closed for factors beyond Code Enforcement's control. In many cases the property is in compliance.

## Resets and dismissals appeared to have increased for the third month

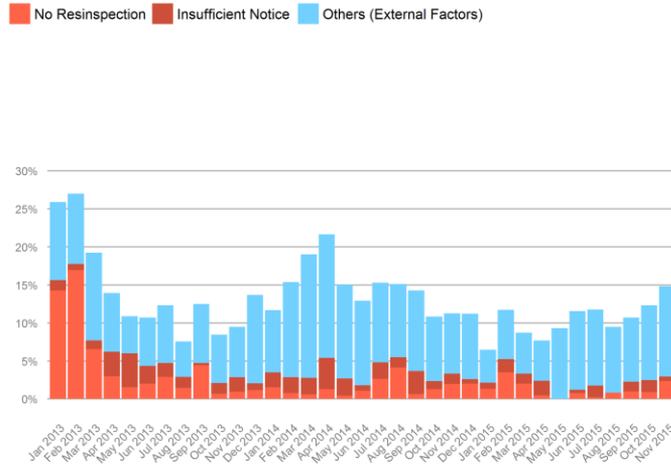
### Hearing Results



**Responsible Organization:**  
Code Enforcement  
**Data Source:** LAMA  
**Definitions:**  
*Guilty:* A hearing where the property is judged to be blighted  
*Violations Abated:* A hearing where the property is judged not to be blighted (though fines from previous violations may be levied). As of June 2014, judgments of "Dismissed Abated" are counted under Violations Abated.  
*Work in Progress:* A hearing where the property is not yet in compliance but the owner has proof that they are in the process of bringing it up to code  
*Insufficient Notice:* A hearing where Code Enforcement did not give the property owner the necessary amount of time before the hearing, leading to the case being reset  
*No Respection:* A hearing where Code Enforcement failed to inspect the property in sufficient time (five days), leading to the case being reset  
*Other Legal Issue:* Cases reset or closed for factors beyond Code Enforcement's control. In many cases the property is in compliance.

## Resets have been increasing since August, although notice resets fell slightly in November

Percent of Cases Reset



# Key Performance Indicators

KPI	2013		2014		2015		Status
	Actual	Target Met?	Actual	Target Met?	Actual	Target	
Number of cases researched	-	-	4,206	-	3,134	-	-
Number of properties brought to hearing	3,111	❖	4,010	●	3,209	3,667	❖
Percent of hearings reset due to failure to re-inspect the property	3.7%	●	1.6%	●	1.2%	<3%	●
Percent of hearings reset due to failure to properly notify the owner	1.5%	●	1.8%	●	1.0%	<2%	●





**Responsible Organization:**  
Code Enforcement

**Data Source:**  
LAMA

**Definitions:**  
*In Compliance:* A hearing where the property is judged not to be blighted (though fines from previous violations may be levied)

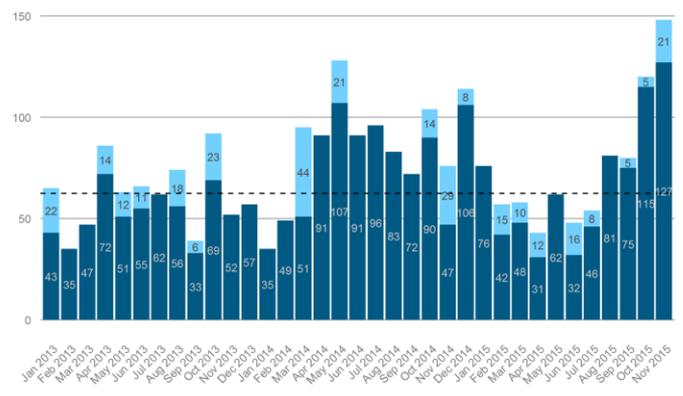
*Approved Lien Waivers:*  
When a property is found guilty at a hearing, the City can place a lien on the property that the owner must pay. If the owner later brings the property up to code, they can file to have the lien removed.

**Note:**  
Properties with a Judgment of Dismissed Abated are not counted in this measure

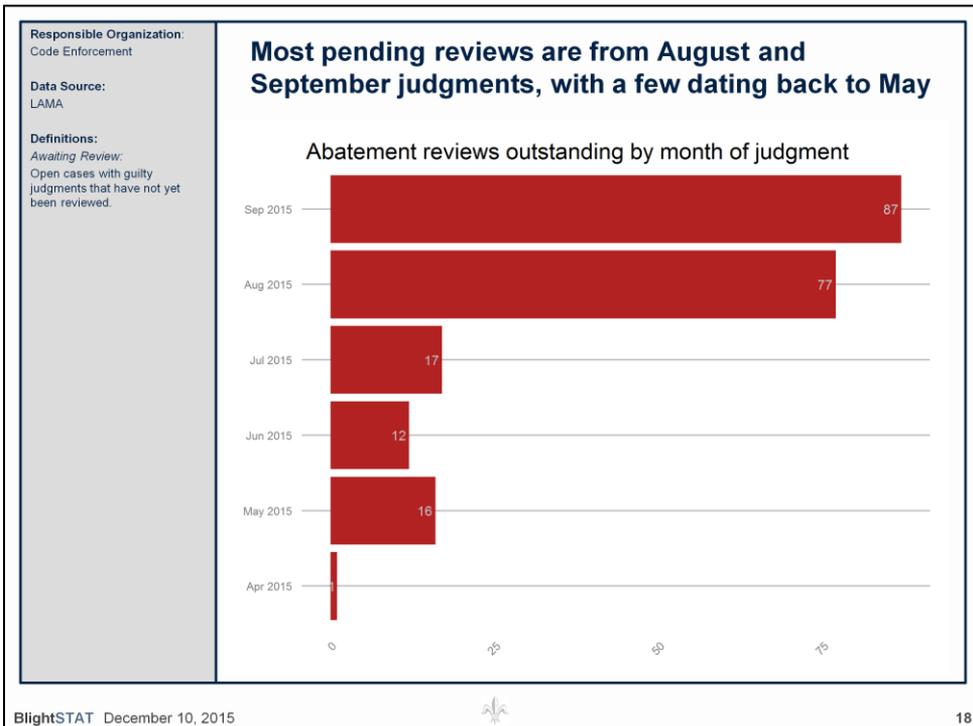
## Hearing abatements and lien waivers picked up again in November and are well above target

### Voluntary Abatement

■ Abated at Hearing    ■ Approved Lien Waivers



Increase may be due to change in lien waiver policy.



In general, abatement review cannot be completed until approximately 90 days after a judgment has been entered.

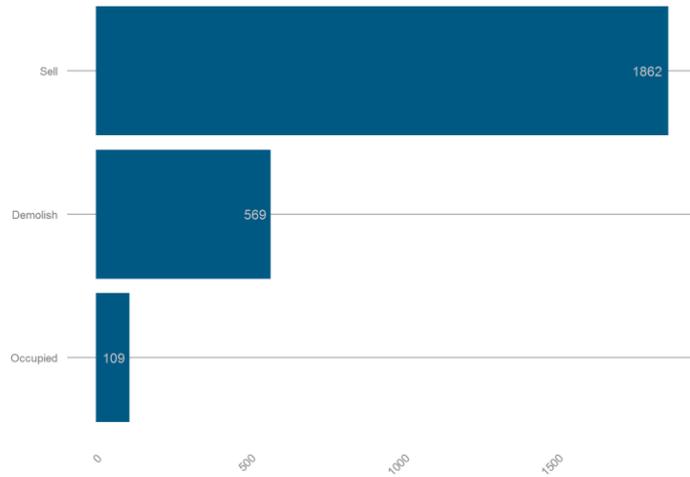
Responsible Organization:  
Code Enforcement

Data Source:  
LAMA

Definitions:

## 73% of abatement reviews generate a sale recommendation, compared to 22% for demolitions

Outcome of Reviews



**Responsible Organization:**  
Code Enforcement, Law

**Data Source:**  
Law Department, Housing Unit,

**Definitions:**  
*Code Lien Foreclosure/Sheriff's Sale:*

Once a property is judged guilty of blight the city begins placing liens against the property which the City can then foreclose on as the creditor. If the property owner does not pay these fines and abate the code violations, the foreclosure proceeds as a Sheriff's sale where the Orleans Parish Sheriff's Office sells the property at a public auction.

**Accepted Files:**  
All cases that are filed successfully, with no legal issues.

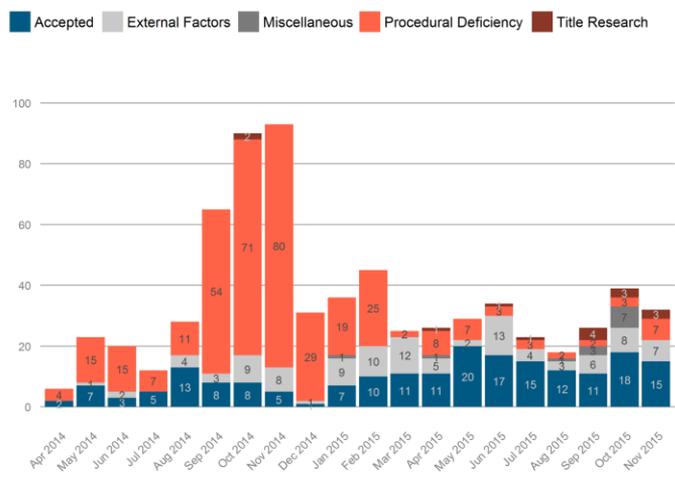
**Title Research:**  
Cases that are not accepted because of errors involving ownership identification. *Procedural Deficiency:*

Cases that are not accepted because of errors made during administrative adjudication. These errors include insufficient notice of hearing, insufficient notice of judgment, improper form of notice, improper form of judgment, and any other substantial errors that occur during the administrative adjudication process.

**External Factors:**  
Cases that are not accepted for reasons beyond the control of the Law Department, such as the property owner paying their lien.

## 10 potential sales were rejected in November due to procedural or title research issues

Legal Review Outcomes-Sheriff Sales



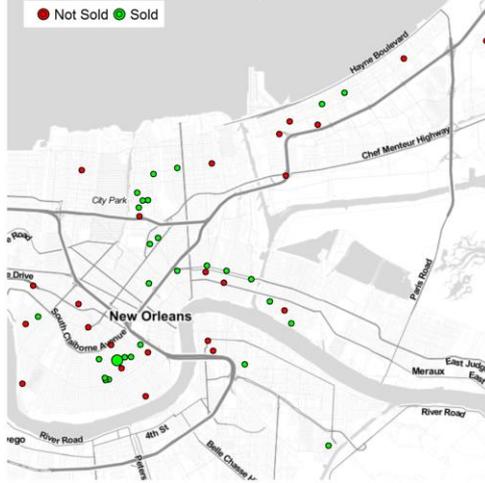
As Code Enforcement moves through the queue into more difficult cases, the potential for errors may increase.

**Responsible Organization:**  
Code Enforcement  
**Data Source:**  
Law Department, Housing Unit  
**Definitions:**  
*Code Lien Foreclosure/Sheriff's Sale:*

Once a property is judged guilty of blight the city begins placing liens against the property which the city can then foreclose on as the creditor, commonly called a code lien foreclosure. If the property owner does not pay these fines and abate the code violations, the foreclosure proceeds as a Sheriff's sale where the Orleans Parish Sheriff's Office sells the property at a public auction.

## One new sale was completed in November

### Sheriff Sale Results Since November 2014



Large dots indicate properties that went to auction in November.

**Responsible Organization:**  
Code Enforcement, Law

**Data Source:**  
Law Department, Housing Unit,

**Definitions:**  
*Code Lien Foreclosure/Sheriff's Sale:*  
Once a property is judged guilty of blight the city begins placing liens against the property which the City can then foreclose on as the creditor. If the property owner does not pay these fines and abate the code violations, the foreclosure proceeds as a Sheriff's sale where the Orleans Parish Sheriff's Office sells the property at a public auction.

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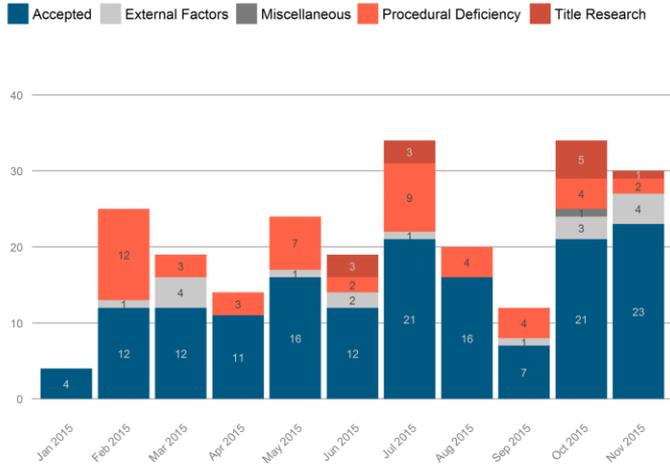
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*External Factors:*  
Cases that are not accepted for reasons beyond the control of the Law Department, such as the property owner paying their lien.)

**Note:**  
All of the rejected files were from cases from 2009.

## Cases approved for demolition increased slightly, while both procedural and title errors decreased

### Legal Review Outcomes-Demolitions

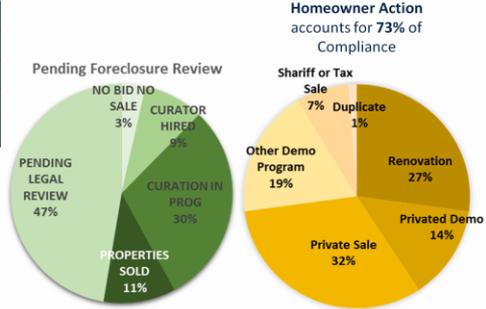


### Status of the 383 Conditionally Approved Properties



#### November Demolitions

Demo Start	WO#	Type	Units	Addr	Street	Zip	Dist
11/9/2015	3346	Res	2	2327	DESIRE ST	70117	D
11/12/2015	3003	Res	2	2300	GALLIER ST	70117	D
11/23/2015	3192	Res	1	8721	APRICOT ST	70118	A
11/30/2015	3152	Com	1	2443	LOUISA ST	70117	D



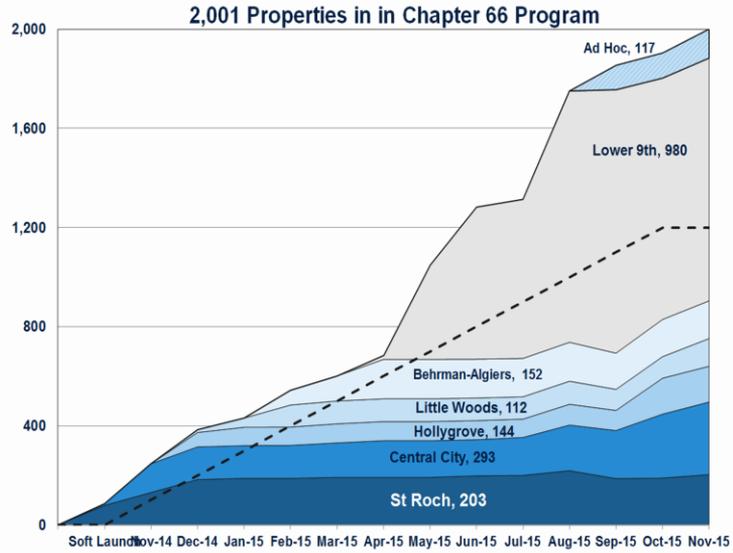
Of cases for

**Responsible Organization:**  
Chief Administrative Office and Code Enforcement

**Data Source:**  
Chief Administrative Office

**Definitions:**  
*Chapter 66:*  
The lot-cutting program allows the City to address properties with overgrown vegetation, debris, or other hazardous conditions without taking property through full Code Enforcement hearings process.  
*CNAP:* Continuous Nuisance Abatement Program. The City's program to maintain lots after they have received a guilty judgment of high grass.

## Two neighborhoods make up 64% of the Chapter 66 program



**Responsible Organization:**  
Chief Administrative Office and Code Enforcement

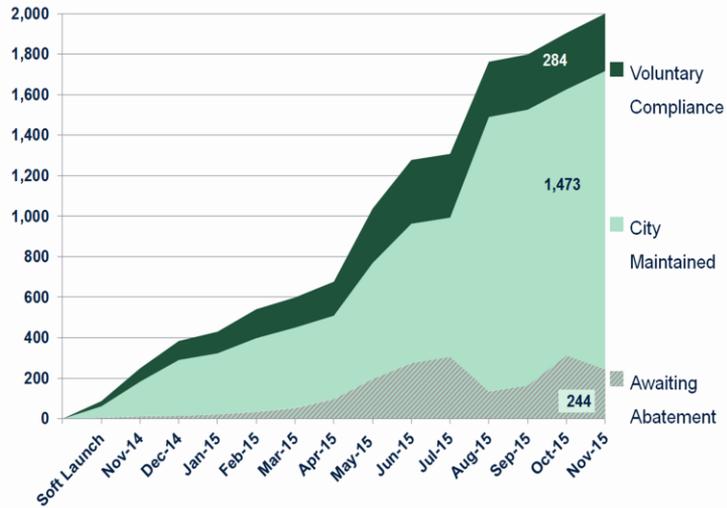
**Data Source:**  
Chief Administrative Office

**Definitions:**  
*Chapter 66:*  
The lot-cutting program allows the City to address properties with overgrown vegetation, debris, or other hazardous conditions without taking property through full Code Enforcement hearings process.

*CNAP:* Continuous Nuisance Abatement Program. The City's program to maintain lots after they have received a guilty judgment of high grass.

## 74% of Chapter 66 lots are maintained by the City, compared to 14% in compliance

Status of Lots in Chapter 66 Program  
(By Month of Initial Inspection)



# Key Performance Indicators

KPI	2013		2014		2015		Status
	Actual	Target Met?	Actual	Target Met?	Actual	Target	
Number of blighted properties brought into compliance by property owners	836	●	1,041	●	827	> 688	●
Number of units demolished	329	●	212	◆	-	> 229	●



Code Enforcement to reestablish integrity of demolitions data.

## Code Enforcement has reached an abatement strategy or is awaiting abatement on 11 priority commercial properties

Stage	Address	Detail	Status
Abatement Strategy Reached	2500 Louisiana Ave	Medical Clinic	Daily Fines recorded. Writ filed for property to be sold.
	2520 Louisiana Ave	Parking lot of the Medical Clinic	Daily Fines recorded. Writ filed for property to be sold.
	4402 Reynes Blvd	Haydel Heights Apartments	Daily Fines recorded. Writ filed for property to be sold.
	6001 Bullard Ave	Old Schwegmann's	Daily Fines recorded. Writ filed for property to be sold.
	6324 Chef Menteur Blvd	Old Hotel by I-10	Daily Fines recorded. Writ filed for property to be sold.
	8500 Lake Forest Blvd	Abandoned Gas Station	Daily Fines recorded. Writ filed for property to be sold.
Awaiting Abatement	2646 Westbend Pkwy	Higgins Gate	Property received guilty judgment 9/1/2015. Recordation is pending.
	2800 Sullen Pl		Property received guilty judgment 10/28/2015.
	3010 Sandra Pl	Crescent City Gates	Daily Fines recorded. Writ filed for property to be sold.
	6701 I-10 W Service Rd		Hearing scheduled 10/6/2015. Reset for 1/25/2016.
	6880 Parc Brittany Blvd	Brittany Court Condominiums	Property received guilty judgment 7/13/2015.



## An additional 13 properties are currently in litigation

Stage	Address	Detail	Status
Current Litigation	3 Dreux Ave	(DMK)—vacant lot near 5328 Franklin	Property received guilty judgment on 10/22/14 ; Owner is appealing judgment.
	1532 Robert E. Lee Blvd	DMK Property	Owner is appealing the judgment.
	2501 St Claude Ave	Auto Parts Store	Writ filed. Owner is appealing the judgment and the lien foreclosure suit.
	5300 Franklin Ave	38884 Dreux (Address with Assessor) (DMK)	Received guilty judgment on 2/4/2015. Owner is appealing judgment.
	5324 Franklin Ave	(DMK)—vacant lot near 5300 Franklin	Property received guilty judgment on 10/22/14 ; Owner is appealing judgment.
	5328 Franklin Ave	Vasquez Building (DMK)	Received guilty judgment on 2/4/2015. Owner is appealing judgment.
	5332 Franklin Ave	(DMK)—vacant lot near 5300 Franklin	Property received guilty judgment on 10/22/14 ; Owner is appealing judgment.
	5951 Milne Blvd	Lakeview School	Property received guilty judgment on 12/17/14. Owner is appealing judgment.
	6601 Plaza Dr	Grand of the East	Property received guilty judgment on 12/1/14. Owner is appealing the judgment.
	6700 Plaza Dr		Property received guilty judgment 12/17/14. Owner is appealing judgment.
	10101 Lake Forest Blvd	Forest Towers East Apartment Building near Bullard	Owner is appealing the judgment.
	10112 Plainfield Dr	Large empty lot near Read I-10 Exit	Property received guilty judgment on 3/3/2015. Owner is appealing the judgment.
	38884 Dreux Ave	(DMK)—vacant lot near 5328 Franklin	Property received guilty judgment on 10/22/14; Owner is appealing judgment.



## 14 priority commercial properties are awaiting hearing or currently being monitored by Code Enforcement

Stage	Address	Detail	Status
Awaiting hearing	30 I-10 Service Rd		Case closed is actually assessed with lot next door 6701 I-10 Service Rd since we have pictures of all of the parcel will add address and legal to our current case.
	9660 Lake Forest Blvd	East Haven Care and Rehab	Case is awaiting research but is on hold because owner has filed plan with New Orleans City Planning Commission so we plan to wait to give the new owner a chance to act on renovation plans. Will check for initiation of work in the next few months.
	12001 I-10 Service Rd	La Quinta Inn	Hearing scheduled 1/7/2016.
	3500 General De Gaulle Dr		Hearing scheduled 1/7/2016.
Code Enforcement monitoring	609 Jackson Ave		Lien paid and property sold we are in communication with owners and monitoring the condition of the property.
	4300 Sullen Pl	LLT owned	Site maintained.
	5000 N. Claiborne Ave	May be a new CVS	Site of new CVS to be opened by January 2016.
	5030 N. Claiborne Ave	Old Gas Station—may be a new CVS	Site of new CVS to be opened by January 2016.
	6800 Plaza Dr		Property secured—CEHB monitoring.
	8580 Lake Forest Blvd		Maintained—CEHB monitoring.
	10301 I-10 Service Rd		Owners complied with 2013 judgment, CEHB monitoring.
	23804 Read Blvd	5851 Read	Consent judgment signed—CEHB monitoring.
	55195 Michoud Blvd	Six Flags	City is working with manager 9/8/14.
2616 S. Claiborne Ave	Cornerstone Homes	Working with owner to rehabilitate property.	



# REINVESTMENT



**Responsible Organization:**  
New Orleans Redevelopment Authority (NORA)

**Data Source:**  
NORA

**Definitions:**  
*Lot Next Door:*  
The Lot Next Door Program provides an opportunity to owners of properties that share a common boundary with a former Road Home property to purchase that property.

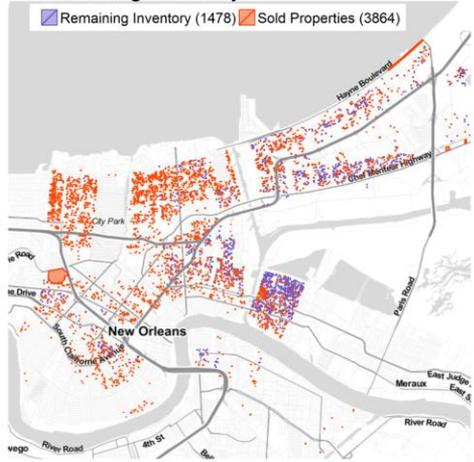
*Auction:*  
NORA holds periodic auctions to sell properties in its inventory.

*Alternate Land Use:*  
The Alternate Land Use Program provides properties to groups who have ideas and plans outside of traditional development such as playgrounds, pocket parks, and community gardens.

*Development:*  
Properties returned to commerce through private development, which often includes packaging several lots with federal, state, and local subsidies.

## More than 70% of NORA properties have been sold to date, with less than 30% remaining as inventory

NORA Sales since 2010 and Remaining Inventory

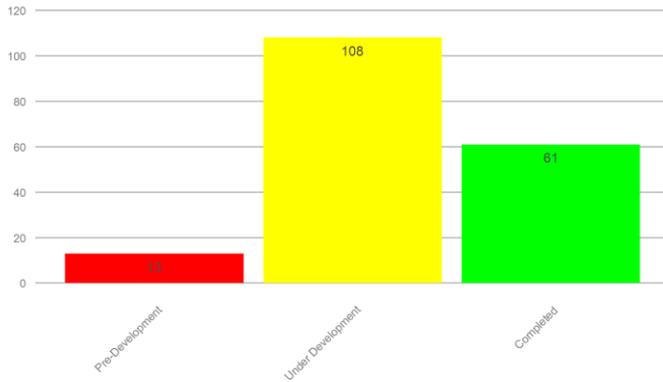


**Responsible Organization:**  
Office of Community  
Development (OCD)  
**Data Source:**  
OCD  
**Definitions:**  
*Rental Housing Program:*  
This program provides quality,  
affordable rental housing for  
low-income families

## Most Rental Housing properties are under development

### Rental Housing Program

■ Pre-Development ■ Under Development ■ Completed



**Responsible Organization:**

Office of Community  
Development (OCD)

**Data Source:**

OCD

**Definitions:**

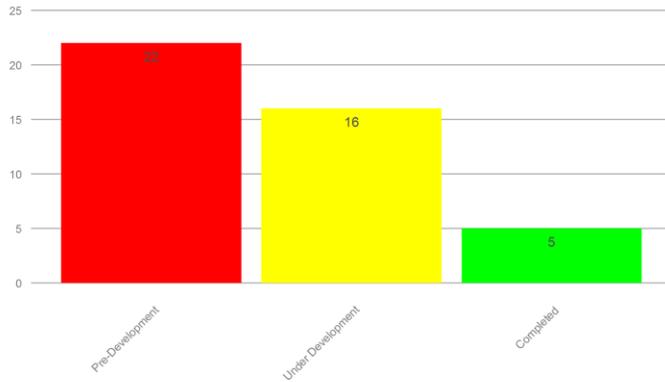
*Homeownership Development  
Program:*

This program allows  
development organizations to  
apply for HOME funds to  
subsidize the cost of  
construction, land acquisition  
and down payment assistance  
that will produce an affordable  
home for a low-income family

## Among properties in the Homeownership Program, the majority remain in the pre-development stage

### Homeownership Development Program

■ Pre-Development ■ Under Development ■ Completed

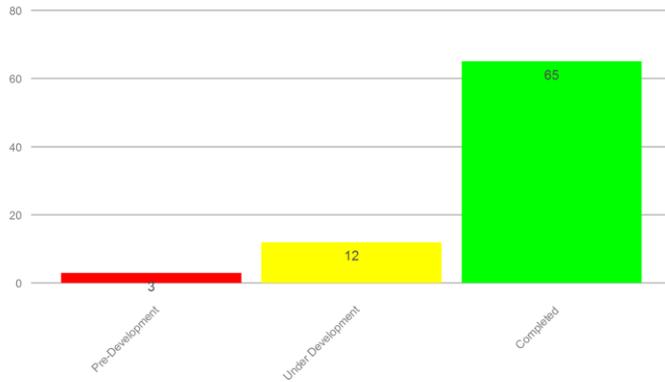


**Responsible Organization:**  
Office of Community  
Development (OCD)  
**Data Source:**  
OCD  
**Definitions:**  
*Owner-Occupied Rehabilitation  
Program:* This program provides  
financial assistance to low  
income homeowners to repair  
their residences, while bringing  
them up to code and reducing  
blight.

## Six new rehabilitation properties reached the completion stage in October

### Owner-Occupied Rehabilitation Program

■ Pre-Development ■ Under Development ■ Completed



# Key Performance Indicators

KPI	2013		2014		2015		
	Actual	Target Met?	Actual	Target Met?	Actual	Target	Status
Number of properties returned to commerce through disposition programs	513	●	347	●	208	> 92	●
Number of affordable rental units developed	98	▲	167	●	61	N/A	N/A
Number of housing units developed through the Homeownership Development Program	10	◆	0	◆	5	N/A	N/A
Number of owner-occupied housing units rehabilitated (includes Home Modification Accessibility Program)	79	●	63	▲	65	N/A	N/A

